HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2010

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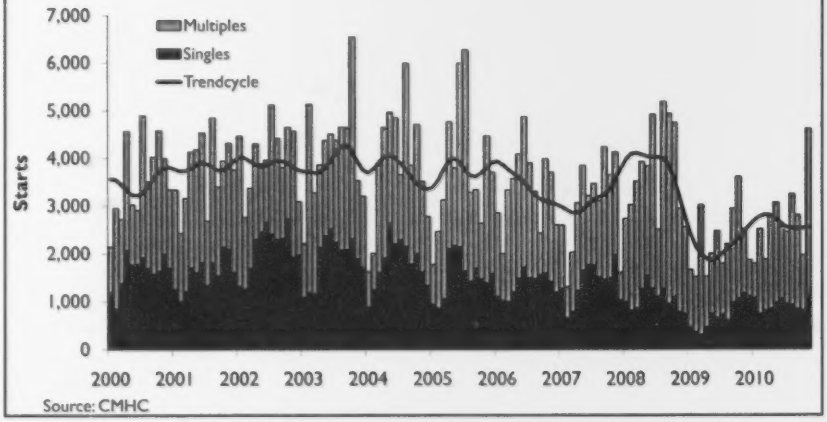
New Home Market

GTA housing starts jump in November

The Greater Toronto Area (GTA) recorded 4,605 new home construction starts in November, representing an increase of 83 per cent from the same month last year. After declining to the lowest point of this year in October, starts made up for the weak showing by jumping to their highest level since 2008. Increases were recorded amongst all housing types, with the largest gain coming from the volatile apartment segment. Starts for high rise units are being supported by a large number of condominium projects that launched sales offices in the pre-recession period. Single-detached construction received a lift last month thanks to sales contracts signed at the height of market activity a year ago. Over the course of this year, single-detached starts have trended lower, while activity for denser housing types has picked up speed. On the whole, housing starts year-to-date have now surpassed last year's total and the trend has flattened out at a rate of about 30,000 units a year.

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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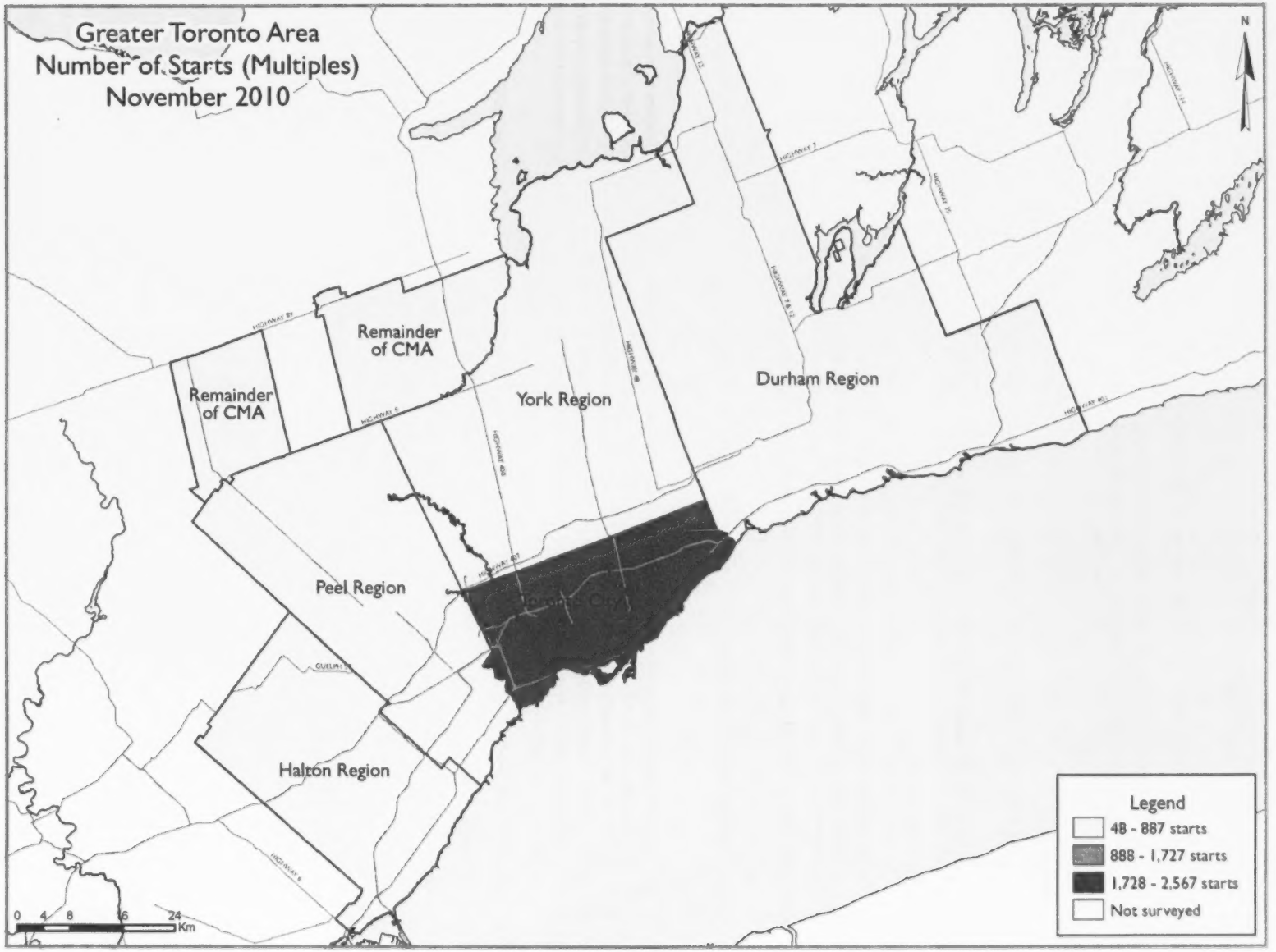
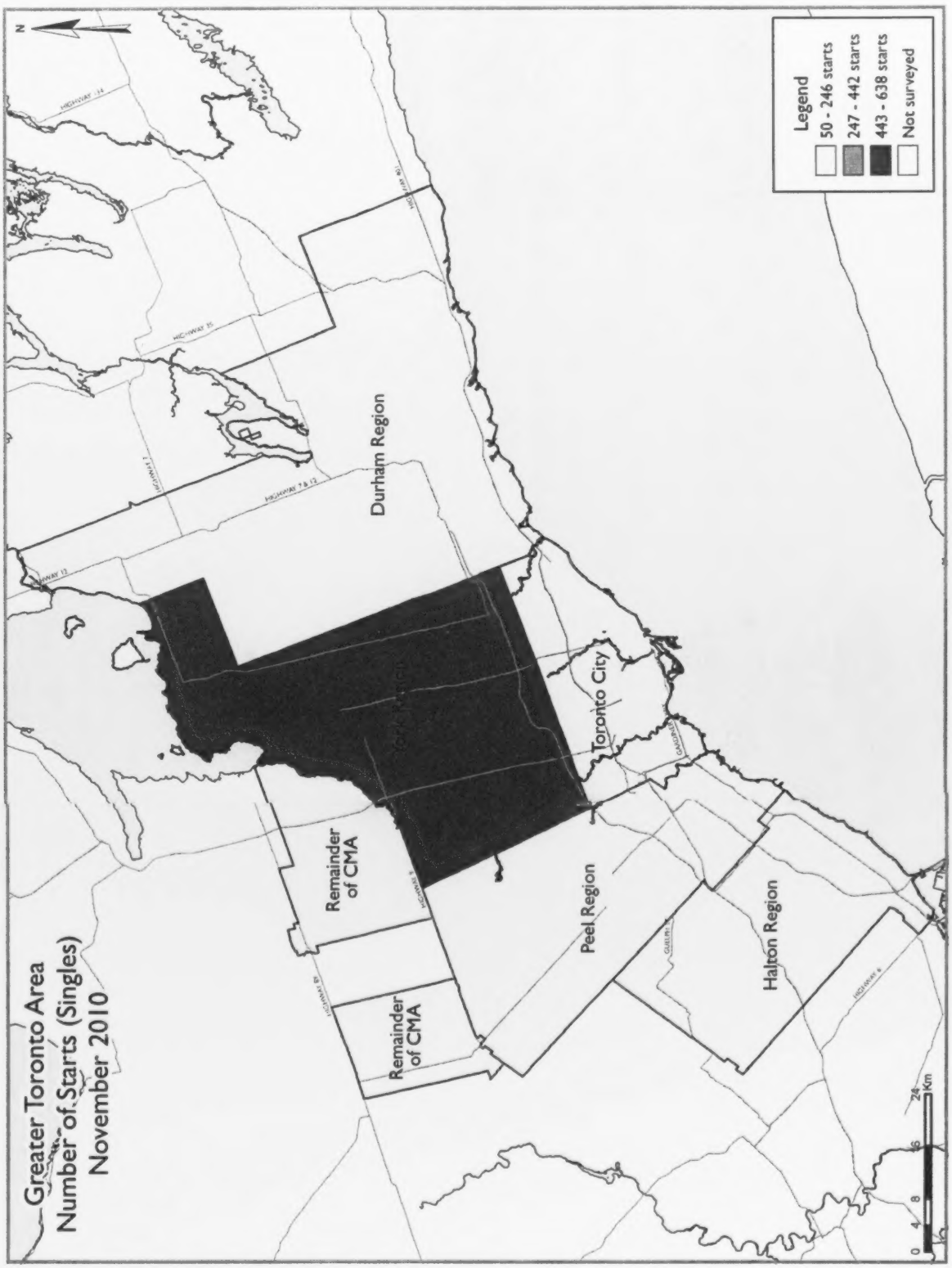
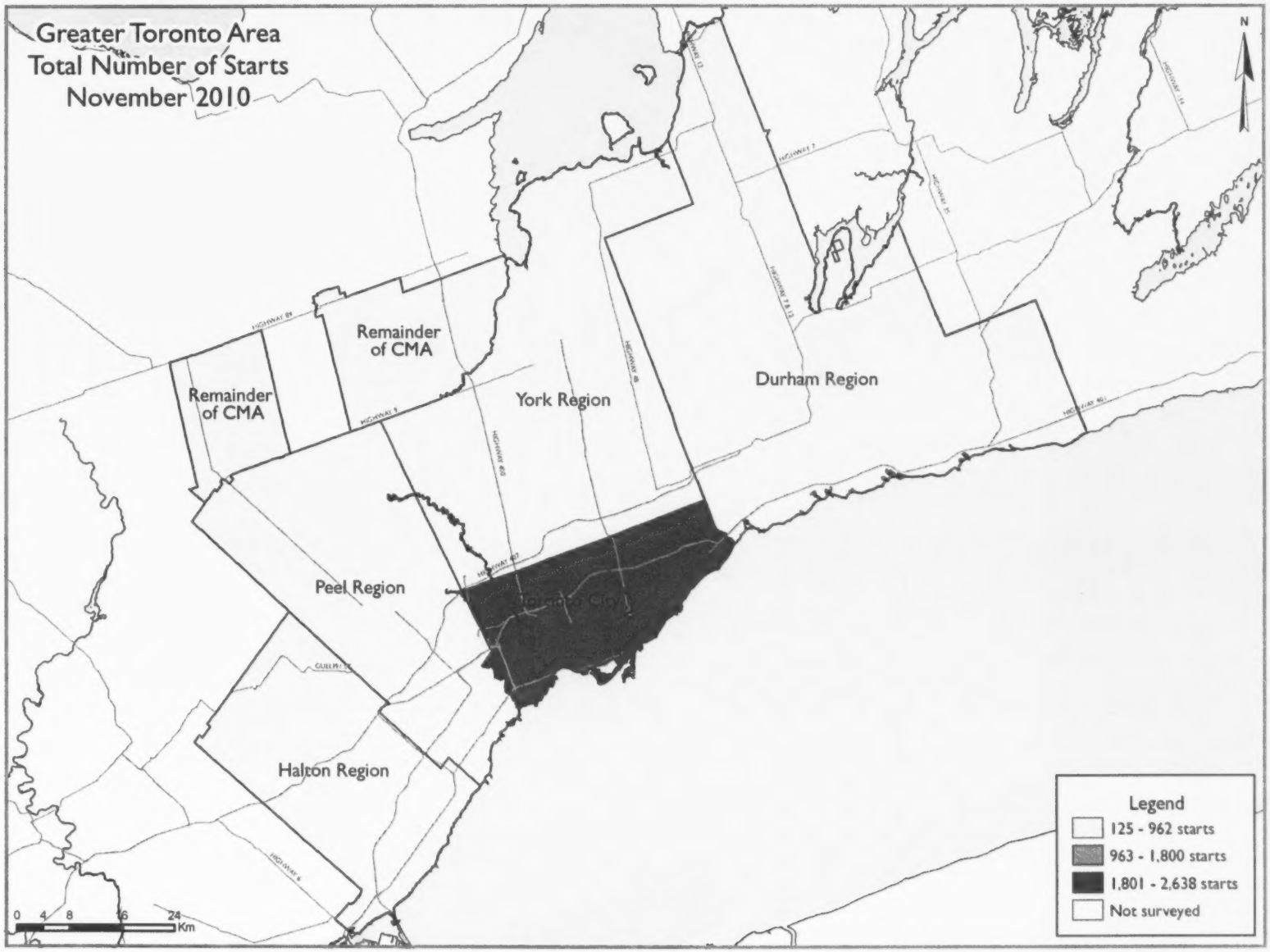
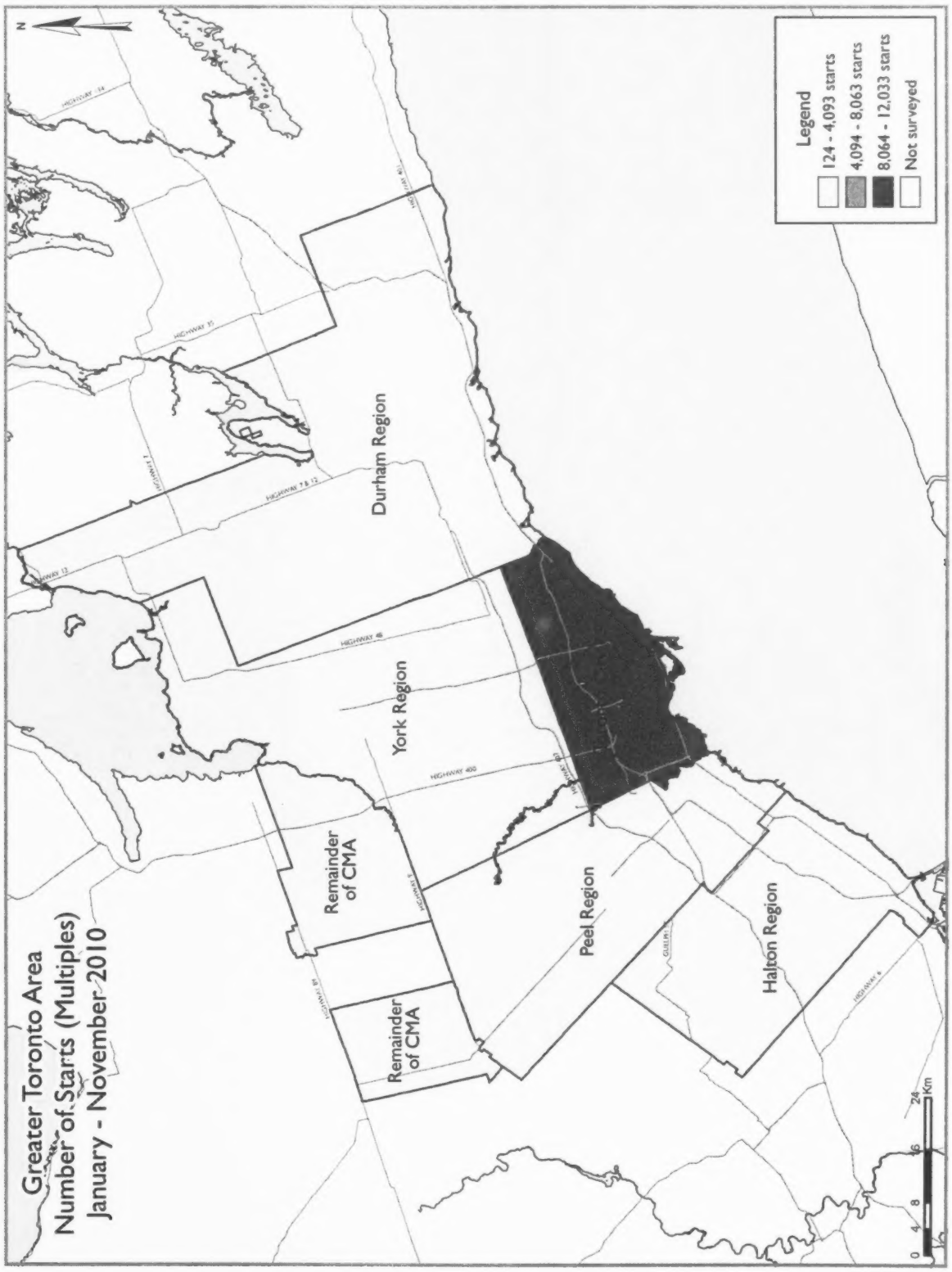
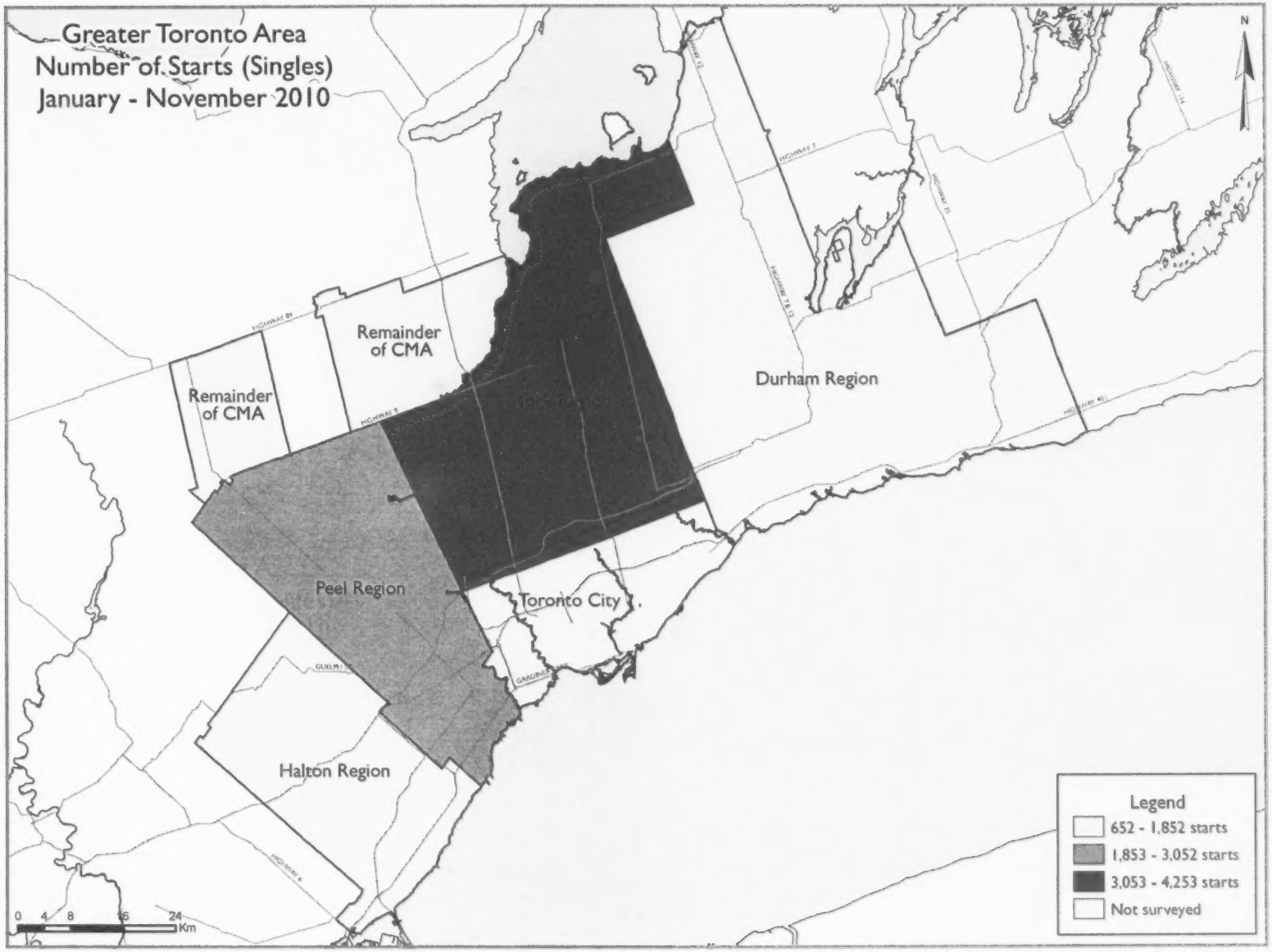
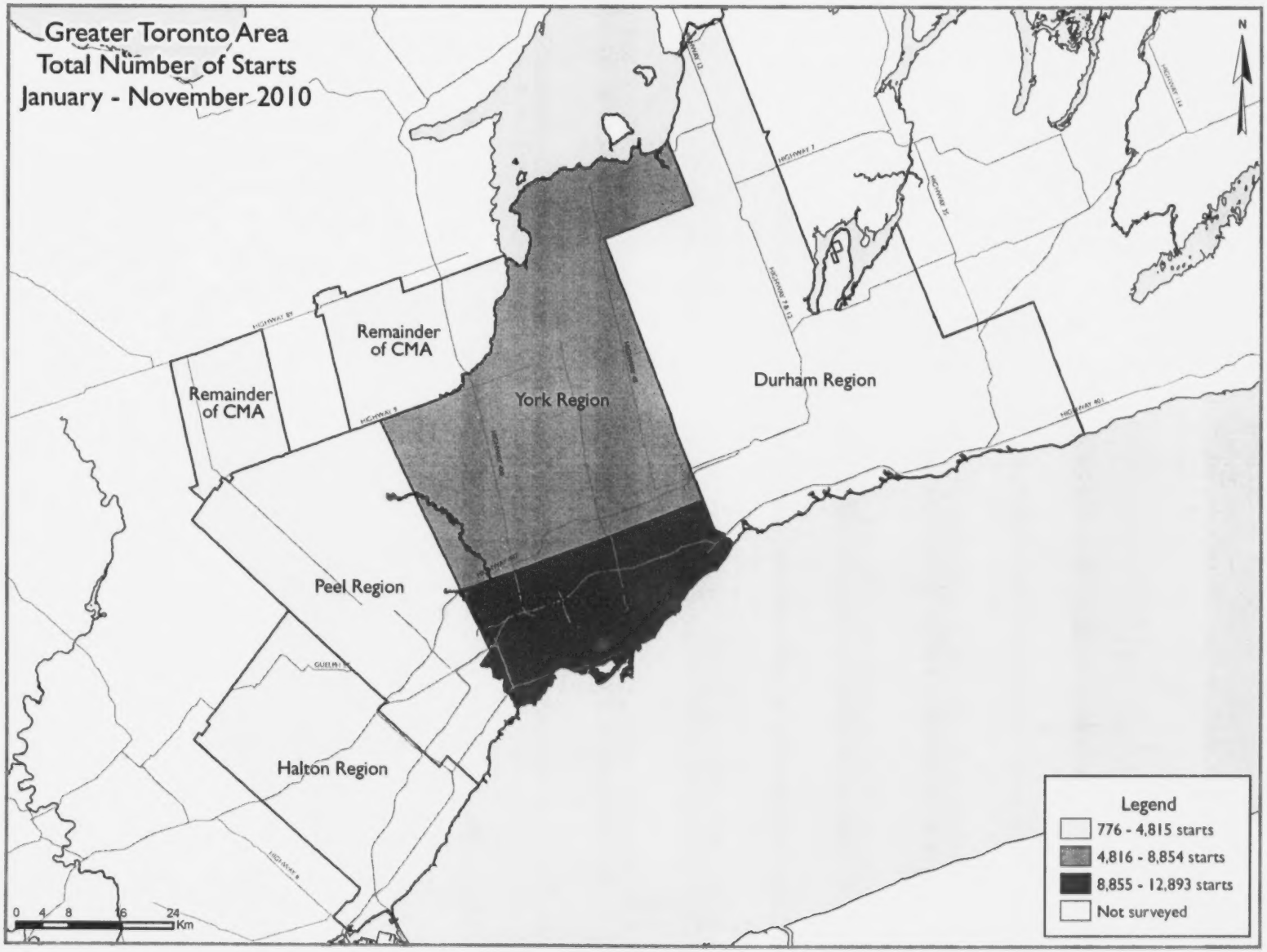

Greater Toronto Area
Number of Starts (Multiples)
November 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
48 - 887 starts
888 - 1,727 starts
1,728 - 2,567 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
November 2010
Legend
50 - 246 starts
247 - 442 starts
443 - 638 starts
Not surveyed
N
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
November 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
125 - 962 starts
963 - 1,800 starts
1,801 - 2,638 starts
Not surveyed
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - November 2010
Legend
124 - 4,093 starts
4,094 - 8,063 starts
8,064 - 12,033 starts
Not surveyed
N
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 48
HIGHWAY 400
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 35
HIGHWAY 7
HIGHWAY 8
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - November 2010
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
652 - 1,852 starts
1,853 - 3,052 starts
3,053 - 4,253 starts
Not surveyed


Greater Toronto Area
Total Number of Starts
January - November 2010
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
N
0 4 8 16 24 Km
Legend
776 - 4,815 starts
4,816 - 8,854 starts
8,855 - 12,893 starts
Not surveyed

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2010	1,048	264	521	3	159	2,142	0	227	4,364
November 2009	1,041	236	450	3	24	553	0	60	2,367
% Change	0.7	11.9	15.8	0.0	**	**	n/a	**	84.4
Year-to-date 2010	9,128	1,516	3,079	49	1,326	11,186	28	1,310	27,622
Year-to-date 2009	7,016	1,882	2,120	59	559	10,948	0	1,616	24,230
% Change	30.1	-19.4	45.2	-16.9	137.2	2.2	n/a	-18.9	14.0
UNDER CONSTRUCTION									
November 2010	6,586	1,186	3,135	49	1,222	31,747	44	2,707	46,705
November 2009	6,138	1,410	2,201	76	757	36,145	0	2,524	49,281
% Change	7.3	-15.9	42.4	-35.5	61.4	-12.2	n/a	7.3	-5.2
COMPLETIONS									
November 2010	870	136	159	24	74	1,203	0	0	2,466
November 2009	680	204	285	2	49	1,439	0	184	2,843
% Change	27.9	-33.3	-44.2	**	51.0	-16.4	n/a	-100.0	-13.3
Year-to-date 2010	9,062	1,674	2,186	89	936	14,396	0	1,305	29,648
Year-to-date 2009	8,125	2,300	2,348	67	1,284	10,810	18	751	25,703
% Change	11.5	-27.2	-6.9	32.8	-27.1	33.2	-100.0	73.8	15.3
COMPLETED & NOT ABSORBED									
November 2010	187	27	52	0	18	745	13	712	1,754
November 2009	447	43	130	5	25	264	26	99	1,039
% Change	-58.2	-37.2	-60.0	-100.0	-28.0	182.2	-50.0	**	68.8
ABSORBED									
November 2010	918	136	159	27	76	1 435	0	0	2,751
November 2009	686	188	275	2	43	1 482	0	0	2,676
% Change	33.8	-27.7	-42.2	**	76.7	-3.2	n/a	n/a	2.8
Year-to-date 2010	9,312	1,684	2,272	96	937	13,946	3	193	28,443
Year-to-date 2009	8,300	2,283	2,302	63	1,269	10,839	8	226	25,290
% Change	12.2	-26.2	-1.3	52.4	-26.2	28.7	-62.5	-14.6	12.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2010	163	4	28	0	33	0	0	0	228
November 2009	152	0	3	0	0	0	0	0	155
% Change	7.2	n/a	**	n/a	n/a	n/a	n/a	n/a	47.1
Year-to-date 2010	1,431	14	231	0	85	0	0	12	1,773
Year-to-date 2009	736	2	58	0	37	0	3	0	836
% Change	94.4	**	**	n/a	129.7	n/a	-100.0	n/a	112.1
UNDER CONSTRUCTION									
November 2010	854	14	215	0	128	12	0	54	1,277
November 2009	671	2	93	0	106	18	3	0	893
% Change	27.3	**	131.2	n/a	20.8	-33.3	-100.0	n/a	43.0
COMPLETIONS									
November 2010	107	0	19	0	0	0	0	0	126
November 2009	73	0	7	0	9	0	0	0	89
% Change	46.6	n/a	171.4	n/a	-100.0	n/a	n/a	n/a	41.6
Year-to-date 2010	1,226	4	88	0	63	6	3	0	1,390
Year-to-date 2009	1,024	2	173	0	81	137	0	3	1,420
% Change	19.7	100.0	-49.1	n/a	-22.2	-95.6	n/a	-100.0	-2.1
COMPLETED & NOT ABSORBED									
November 2010	12	0	3	0	3	15	0	0	33
November 2009	6	0	5	0	19	96	0	0	126
% Change	100.0	n/a	-40.0	n/a	-84.2	-84.4	n/a	n/a	-73.8
ABSORBED									
November 2010	106	0	19	0	0	0	0	0	125
November 2009	73	0	7	0	9	0	0	0	89
% Change	45.2	n/a	171.4	n/a	-100.0	n/a	n/a	n/a	40.4
Year-to-date 2010	1,232	4	92	0	73	52	3	0	1,456
Year-to-date 2009	1,078	2	199	0	104	95	0	3	1,481
% Change	14.3	100.0	-53.8	n/a	-29.8	-45.3	n/a	-100.0	-1.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2010	1,166	226	591	0	188	2,207	0	227	4,605
November 2009	1,182	270	425	0	24	553	0	60	2,514
% Change	-1.4	-16.3	39.1	n/a	**	**	n/a	**	83.2
Year-to-date 2010	10,215	1,638	3,375	25	1,454	11,621	28	1,322	29,678
Year-to-date 2009	7,609	1,924	2,067	0	621	11,038	3	1,950	25,242
% Change	34.2	-14.9	63.3	n/a	134.1	5.3	**	-32.2	17.6
UNDER CONSTRUCTION									
November 2010	7,278	1,226	3,375	28	1,367	32,295	44	2,761	48,403
November 2009	6,770	1,444	2,191	37	924	36,431	3	2,758	50,588
% Change	7.5	-15.1	54.0	-24.3	47.9	-11.4	**	0.1	-4.3
COMPLETIONS									
November 2010	961	142	199	16	68	1,203	0	182	2,771
November 2009	732	212	297	0	58	1,439	0	184	2,922
% Change	31.3	-33.0	-33.0	n/a	17.2	-16.4	n/a	-1.1	-5.2
Year-to-date 2010	10,059	1,820	2,224	37	1,071	14,568	3	1,539	31,321
Year-to-date 2009	9,171	2,316	2,511	36	1,519	11,185	18	754	27,510
% Change	9.7	-21.4	-11.4	2.8	-29.5	30.2	-83.3	104.1	13.9
COMPLETED & NOT ABSORBED									
November 2010	198	27	70	0	26	755	13	894	1,983
November 2009	454	44	140	5	53	375	26	99	1,196
% Change	-56.4	-38.6	-50.0	-100.0	-50.9	101.3	-50.0	**	65.8
ABSORBED									
November 2010	1,003	142	189	18	70	1 429	0	0	2,851
November 2009	735	202	282	0	52	1 482	0	0	2,753
% Change	36.5	-29.7	-33.0	n/a	34.6	-3.6	n/a	n/a	3.6
Year-to-date 2010	10,253	1,830	2,303	42	1,082	14,182	6	193	29,891
Year-to-date 2009	9,351	2,314	2,496	32	1,519	11,157	8	229	27,106
% Change	9.6	-20.9	-7.7	31.3	-28.8	27.1	-25.0	-15.7	10.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
November 2010	71	68	259	0	12	2,001	0	227	2,638
November 2009	85	10	89	0	0	350	0	60	594
York Region									
November 2010	638	106	51	0	0	141	0	0	936
November 2009	509	102	111	0	0	0	0	0	722
Peel Region									
November 2010	228	36	48	0	50	0	0	0	362
November 2009	104	20	16	0	16	150	0	0	306
Halton Region									
November 2010	50	12	205	0	93	65	0	0	425
November 2009	231	134	80	0	8	53	0	0	506
Durham Region									
November 2010	179	4	28	0	33	0	0	0	244
November 2009	253	4	129	0	0	0	0	0	386
Toronto CMA									
November 2010	1,048	264	521	3	159	2,142	0	227	4,364
November 2009	1,041	236	450	3	24	553	0	60	2,367
Oshawa CMA									
November 2010	163	4	28	0	33	0	0	0	228
November 2009	152	0	3	0	0	0	0	0	155
Greater Toronto Area									
November 2010	1,166	226	591	0	188	2,207	0	227	4,605
November 2009	1,182	270	425	0	24	553	0	60	2,514

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
November 2010	1,041	124	1,101	0	135	26,303	20	2,656	31,409
November 2009	940	210	569	0	53	28,331	0	1,943	32,075
York Region									
November 2010	2,383	282	587	0	227	1,839	16	25	5,359
November 2009	2,610	524	786	1	80	3,202	0	120	7,324
Peel Region									
November 2010	2,044	564	543	28	658	2,889	8	26	6,760
November 2009	1,198	420	303	35	428	4,260	0	431	7,075
Halton Region									
November 2010	726	202	678	0	211	1,252	0	0	3,069
November 2009	895	216	234	0	251	620	0	264	2,480
Durham Region									
November 2010	1,084	54	466	0	136	12	0	54	1,806
November 2009	1,127	74	299	1	112	18	3	0	1,634
Toronto CMA									
November 2010	6,586	1,186	3,135	49	1,222	31,747	44	2,707	46,705
November 2009	6,138	1,410	2,201	76	757	36,145	0	2,524	49,281
Oshawa CMA									
November 2010	854	14	215	0	128	12	0	54	1,277
November 2009	671	2	93	0	106	18	3	0	893
Greater Toronto Area									
November 2010	7,278	1,226	3,375	28	1,367	32,295	44	2,761	48,403
November 2009	6,770	1,444	2,191	37	924	36,431	3	2,758	50,588

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
November 2010	85	0	13	0	0	649	0	0	747
November 2009	63	2	101	0	0	905	0	184	1,255
York Region									
November 2010	389	92	96	0	34	0	0	0	611
November 2009	245	90	55	0	17	327	0	0	734
Peel Region									
November 2010	130	30	24	16	8	554	0	0	762
November 2009	128	70	15	0	32	207	0	0	452
Halton Region									
November 2010	195	20	47	0	26	0	0	182	470
November 2009	178	36	93	0	0	0	0	0	307
Durham Region									
November 2010	162	0	19	0	0	0	0	0	181
November 2009	118	14	33	0	9	0	0	0	174
Toronto CMA									
November 2010	870	136	159	24	74	1,203	0	0	2,466
November 2009	680	204	285	2	49	1,439	0	184	2,843
Oshawa CMA									
November 2010	107	0	19	0	0	0	0	0	126
November 2009	73	0	7	0	9	0	0	0	89
Greater Toronto Area									
November 2010	961	142	199	16	68	1,203	0	182	2,771
November 2009	732	212	297	0	58	1,439	0	184	2,922

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
November 2010	49	9	33	0	9	633	11	515	1,259
November 2009	76	4	87	0	4	100	11	72	354
York Region									
November 2010	16	11	8	0	2	39	2	0	78
November 2009	9	0	12	0	12	131	0	0	164
Peel Region									
November 2010	94	4	4	0	6	57	0	197	362
November 2009	321	39	3	5	7	25	15	27	442
Halton Region									
November 2010	18	0	20	0	5	11	0	182	236
November 2009	32	1	22	0	11	23	0	0	89
Durham Region									
November 2010	21	3	5	0	4	15	0	0	48
November 2009	16	0	16	0	19	96	0	0	147
Toronto CMA									
November 2010	187	27	52	0	18	745	13	712	1,754
November 2009	447	43	130	5	25	264	26	99	1,039
Oshawa CMA									
November 2010	12	0	3	0	3	15	0	0	33
November 2009	6	0	5	0	19	96	0	0	126
Greater Toronto Area									
November 2010	198	27	70	0	26	755	13	894	1,983
November 2009	454	44	140	5	53	375	26	99	1,196

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
November 2010	87	0	13	0	2	895	0	0	997
November 2009	63	3	98	0	2	963	0	0	1,129
York Region									
November 2010	387	92	96	0	34	8	0	0	617
November 2009	247	90	55	0	11	319	0	0	722
Peel Region									
November 2010	181	30	24	18	8	526	0	0	787
November 2009	144	53	18	0	30	200	0	0	445
Halton Region									
November 2010	194	20	37	0	26	0	0	0	277
November 2009	170	42	79	0	0	0	0	0	291
Durham Region									
November 2010	154	0	19	0	0	0	0	0	173
November 2009	111	14	32	0	9	0	0	0	166
Toronto CMA									
November 2010	918	136	159	27	76	1,435	0	0	2,751
November 2009	686	188	275	2	43	1,482	0	0	2,676
Oshawa CMA									
November 2010	106	0	19	0	0	0	0	0	125
November 2009	73	0	7	0	9	0	0	0	89
Greater Toronto Area									
November 2010	1,003	142	189	18	70	1,429	0	0	2,851
November 2009	735	202	282	0	52	1,482	0	0	2,753

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Toronto City	71	85	68	10	161	15	2,338	484	2,638	594	**
Toronto	8	20	0	4	0	5	912	149	920	178	**
East York	6	7	0	0	0	0	0	0	6	7	-14.3
Etobicoke	8	11	2	0	0	0	327	261	337	272	23.9
North York	29	20	62	0	161	0	901	74	1,153	94	**
Scarborough	18	25	0	2	0	10	198	0	216	37	**
York	2	2	4	4	0	0	0	0	6	6	0.0
York Region	638	509	106	102	51	111	141	0	936	722	29.6
Aurora	25	17	0	40	0	0	0	0	25	57	-56.1
East Gwillimbury	26	18	2	16	0	0	0	0	28	34	-17.6
Georgina Township	8	18	0	0	0	6	0	0	8	24	-66.7
King Township	23	19	0	0	0	0	0	0	23	19	21.1
Markham	131	57	16	0	21	21	0	0	168	78	115.4
Newmarket	16	43	0	10	0	0	0	0	16	53	-69.8
Richmond Hill	84	57	0	0	0	0	141	0	225	57	**
Vaughan	306	239	82	30	14	42	0	0	402	311	29.3
Whitchurch-Stouffville	19	41	6	6	16	42	0	0	41	89	-53.9
Peel Region	228	104	36	20	98	32	0	150	362	306	18.3
Brampton	200	69	36	2	74	28	0	150	310	249	24.5
Caledon	11	28	0	18	15	0	0	0	26	46	-43.5
Mississauga	17	7	0	0	9	4	0	0	26	11	136.4
Halton Region	50	231	12	134	218	88	145	53	425	506	-16.0
Burlington	28	6	2	40	42	0	65	0	137	46	197.8
Halton Hills	6	13	0	0	0	24	0	53	6	90	-93.3
Milton	4	181	10	94	72	59	80	0	166	334	-50.3
Oakville	12	31	0	0	104	5	0	0	116	36	**
Durham Region	179	253	4	4	61	129	0	0	244	386	-36.8
Ajax	10	84	0	4	0	126	0	0	10	214	-95.3
Brock	1	11	0	0	0	0	0	0	1	11	-90.9
Clarington	33	32	0	0	6	3	0	0	39	35	11.4
Oshawa	47	57	4	0	0	0	0	0	51	57	-10.5
Pickering	3	2	0	0	0	0	0	0	3	2	50.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	2	4	0	0	0	0	0	0	2	4	-50.0
Whitby	83	63	0	0	55	0	0	0	138	63	119.0
Remainder of Toronto CMA	77	31	48	6	0	28	0	0	125	65	92.3
Bradford West Gwillimbury	66	22	44	0	0	12	0	0	110	34	**
Town of Mono	2	6	0	0	0	0	0	0	2	6	-66.7
New Tecumseth	4	0	4	0	0	0	0	0	8	0	n/a
Orangeville	5	3	0	6	0	16	0	0	5	25	-80.0
Toronto CMA	1,051	1,044	268	236	486	400	2,559	687	4,364	2,367	84.4
Oshawa CMA	163	152	4	0	61	3	0	0	228	155	47.1
Greater Toronto Area (GTA)	1,166	1,182	226	270	589	375	2,624	687	4,605	2,514	83.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	860	711	114	204	754	409	11,165	10,291	12,893	11,615	11.0
Toronto	108	98	4	14	87	210	6,276	3,751	6,475	4,073	59.0
East York	50	38	2	2	0	0	0	0	52	40	30.0
Etobicoke	137	89	18	8	93	0	2,942	1,174	3,190	1,271	151.0
North York	352	258	62	94	299	60	1,524	3,736	2,237	4,148	-46.1
Scarborough	185	216	20	74	254	139	369	1,626	828	2,055	-59.7
York	25	11	8	12	12	0	0	4	45	27	66.7
York Region	4,253	3,264	516	636	1,051	763	800	854	6,620	5,517	20.0
Aurora	285	207	18	100	0	0	0	153	303	460	-34.1
East Gwillimbury	111	30	2	22	56	37	0	0	169	89	89.9
Georgina Township	114	61	0	0	17	25	0	0	131	86	52.3
King Township	230	41	16	12	28	0	0	0	274	53	**
Markham	314	453	158	112	104	238	430	138	1,006	941	6.9
Newmarket	205	344	30	22	5	98	0	0	240	464	-48.3
Richmond Hill	769	359	10	72	218	110	186	0	1,183	541	118.7
Vaughan	1,720	1,364	196	256	453	149	184	563	2,553	2,332	9.5
Whitchurch-Stouffville	505	405	86	40	170	106	0	0	761	551	38.1
Peel Region	1,879	907	652	660	1,153	532	229	1,443	3,913	3,542	10.5
Brampton	1,443	670	442	124	706	170	26	180	2,617	1,144	128.8
Caledon	202	57	38	20	60	0	0	1	300	78	**
Mississauga	234	180	172	516	387	362	203	1,262	996	2,320	-57.1
Halton Region	1,427	1,489	316	352	1,003	588	1,007	407	3,753	2,836	32.3
Burlington	263	122	180	94	160	51	435	354	1,038	621	67.1
Halton Hills	95	54	0	0	23	56	0	53	118	163	-27.6
Milton	782	1,063	134	258	434	296	240	0	1,590	1,617	-1.7
Oakville	287	250	2	0	386	185	332	0	1,007	435	131.5
Durham Region	1,821	1,239	46	76	620	317	12	100	2,499	1,732	44.3
Ajax	266	389	32	74	264	194	0	0	562	657	-14.5
Brock	8	42	0	0	0	8	0	0	8	50	-84.0
Clarington	457	267	0	0	107	7	12	0	576	274	110.2
Oshawa	592	236	6	2	16	59	0	0	614	297	106.7
Pickering	62	39	0	0	40	6	0	0	102	45	126.7
Scugog	13	11	0	0	0	0	0	100	13	111	-88.3
Uxbridge	41	22	0	0	0	11	0	0	41	33	24.2
Whitby	382	233	8	0	193	32	0	0	583	265	120.0
Remainder of Toronto CMA	652	377	84	60	40	139	0	30	776	606	28.1
Bradford West Gwillimbury	440	186	48	26	25	91	0	0	513	303	69.3
Town of Mono	45	60	0	0	0	0	0	0	45	60	-25.0
New Tecumseth	64	113	14	10	0	11	0	0	78	134	-41.8
Orangeville	103	18	22	24	15	37	0	30	140	109	28.4
Toronto CMA	9,177	7,076	1,534	1,892	4,145	2,591	12,766	12,671	27,622	24,230	14.0
Oshawa CMA	1,431	736	14	2	316	98	12	0	1,773	836	112.1
Greater Toronto Area (GTA)	10,240	7,610	1,644	1,928	4,581	2,609	13,213	13,095	29,678	25,242	17.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Toronto City	161	15	0	0	2,111	424	227	60
Toronto	0	5	0	0	912	89	0	60
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	327	261	0	0
North York	161	0	0	0	674	74	227	0
Scarborough	0	10	0	0	198	0	0	0
York	0	0	0	0	0	0	0	0
York Region	51	111	0	0	141	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	21	21	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	141	0	0	0
Vaughan	14	42	0	0	0	0	0	0
Whitchurch-Stouffville	16	42	0	0	0	0	0	0
Peel Region	98	32	0	0	0	150	0	0
Brampton	74	28	0	0	0	150	0	0
Caledon	15	0	0	0	0	0	0	0
Mississauga	9	4	0	0	0	0	0	0
Halton Region	218	88	0	0	145	53	0	0
Burlington	42	0	0	0	65	0	0	0
Halton Hills	0	24	0	0	0	53	0	0
Milton	72	59	0	0	80	0	0	0
Oakville	104	5	0	0	0	0	0	0
Durham Region	61	129	0	0	0	0	0	0
Ajax	0	126	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	3	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	55	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	28	0	0	0	0	0	0
Bradford West Gwillimbury	0	12	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	16	0	0	0	0	0	0
Toronto CMA	486	400	0	0	2,332	627	227	60
Oshawa CMA	61	3	0	0	0	0	0	0
Greater Toronto Area (GTA)	589	375	0	0	2,397	627	227	60

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	742	409	12	0	9,906	8,845	1,259	1,417
Toronto	87	210	0	0	5,898	2,737	378	985
East York	0	0	0	0	0	0	0	0
Etobicoke	93	0	0	0	2,441	1,174	501	0
North York	299	60	0	0	1,297	3,304	227	432
Scarborough	254	139	0	0	216	1,626	153	0
York	0	0	12	0	0	4	0	0
York Region	1,043	763	8	0	775	716	25	138
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	56	37	0	0	0	0	0	0
Georgina Township	17	25	0	0	0	0	0	0
King Township	28	0	0	0	0	0	0	0
Markham	104	238	0	0	430	0	0	138
Newmarket	5	98	0	0	0	0	0	0
Richmond Hill	218	110	0	0	161	0	25	0
Vaughan	453	149	0	0	184	563	0	0
Whitchurch-Stouffville	162	106	8	0	0	0	0	0
Peel Region	1,145	532	8	0	203	1,412	26	31
Brampton	698	170	8	0	0	150	26	30
Caledon	60	0	0	0	0	0	0	1
Mississauga	387	362	0	0	203	1,262	0	0
Halton Region	1,003	588	0	0	1,007	143	0	264
Burlington	160	51	0	0	435	90	0	264
Halton Hills	23	56	0	0	0	53	0	0
Milton	434	296	0	0	240	0	0	0
Oakville	386	185	0	0	332	0	0	0
Durham Region	620	314	0	3	0	0	12	100
Ajax	264	194	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	107	7	0	0	0	0	12	0
Oshawa	16	56	0	3	0	0	0	0
Pickering	40	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	100
Uxbridge	0	11	0	0	0	0	0	0
Whitby	193	32	0	0	0	0	0	0
Remainder of Toronto CMA	40	139	0	0	0	0	0	30
Bradford West Gwillimbury	25	91	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	15	37	0	0	0	0	0	30
Toronto CMA	4,117	2,591	28	0	11,456	11,026	1,310	1,616
Oshawa CMA	316	95	0	3	0	0	12	0
Greater Toronto Area (GTA)	4,553	2,606	28	3	11,891	11,116	1,322	1,950

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Toronto City	398	184	2,013	350	227	60	2,638	594
Toronto	8	29	912	89	0	60	920	178
East York	6	7	0	0	0	0	6	7
Etobicoke	10	11	327	261	0	0	337	272
North York	350	94	576	0	227	0	1,153	94
Scarborough	18	37	198	0	0	0	216	37
York	6	6	0	0	0	0	6	6
York Region	795	722	141	0	0	0	936	722
Aurora	25	57	0	0	0	0	25	57
East Gwillimbury	28	34	0	0	0	0	28	34
Georgina Township	8	24	0	0	0	0	8	24
King Township	23	19	0	0	0	0	23	19
Markham	168	78	0	0	0	0	168	78
Newmarket	16	53	0	0	0	0	16	53
Richmond Hill	84	57	141	0	0	0	225	57
Vaughan	402	311	0	0	0	0	402	311
Whitchurch-Stouffville	41	89	0	0	0	0	41	89
Peel Region	312	140	50	166	0	0	362	306
Brampton	260	83	50	166	0	0	310	249
Caledon	26	46	0	0	0	0	26	46
Mississauga	26	11	0	0	0	0	26	11
Halton Region	267	445	158	61	0	0	425	506
Burlington	72	46	65	0	0	0	137	46
Halton Hills	6	37	0	53	0	0	6	90
Milton	166	326	0	8	0	0	166	334
Oakville	23	36	93	0	0	0	116	36
Durham Region	211	386	33	0	0	0	244	386
Ajax	10	214	0	0	0	0	10	214
Brock	1	11	0	0	0	0	1	11
Clarington	39	35	0	0	0	0	39	35
Oshawa	51	57	0	0	0	0	51	57
Pickering	3	2	0	0	0	0	3	2
Scugog	0	0	0	0	0	0	0	0
Uxbridge	2	4	0	0	0	0	2	4
Whitby	105	63	33	0	0	0	138	63
Remainder of Toronto CMA	118	62	7	3	0	0	125	65
Bradford West Gwillimbury	110	34	0	0	0	0	110	34
Town of Mono	0	3	2	3	0	0	2	6
New Tecumseth	3	0	5	0	0	0	8	0
Orangeville	5	25	0	0	0	0	5	25
Toronto CMA	1,833	1,727	2,304	580	227	60	4,364	2,367
Oshawa CMA	195	155	33	0	0	0	228	155
Greater Toronto Area (GTA)	1,983	1,877	2,395	577	227	60	4,605	2,514

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	1,795	1,386	9,827	8,783	1,271	1,417	12,893	11,615
Toronto	269	326	5,828	2,733	378	985	6,475	4,073
East York	52	40	0	0	0	0	52	40
Etobicoke	258	97	2,431	1,174	501	0	3,190	1,271
North York	773	486	1,237	3,230	227	432	2,237	4,148
Scarborough	398	413	277	1,642	153	0	828	2,055
York	33	23	0	4	12	0	45	27
York Region	5,534	4,634	1,053	744	33	138	6,620	5,517
Aurora	303	307	0	153	0	0	303	460
East Gwillimbury	169	89	0	0	0	0	169	89
Georgina Township	131	85	0	0	0	0	131	86
King Township	274	53	0	0	0	0	274	53
Markham	567	803	439	0	0	138	1,006	941
Newmarket	235	464	5	0	0	0	240	464
Richmond Hill	931	529	227	12	25	0	1,183	541
Vaughan	2,226	1,765	327	567	0	0	2,553	2,332
Whitchurch-Stouffville	698	539	55	12	8	0	761	551
Peel Region	3,003	1,839	876	1,672	34	31	3,913	3,542
Brampton	2,171	932	412	182	34	30	2,617	1,144
Caledon	288	77	12	0	0	1	300	78
Mississauga	544	830	452	1,490	0	0	996	2,320
Halton Region	2,502	2,149	1,251	423	0	264	3,753	2,836
Burlington	546	232	492	125	0	264	1,038	621
Halton Hills	118	110	0	53	0	0	118	163
Milton	1,390	1,407	200	210	0	0	1,590	1,617
Oakville	448	400	559	35	0	0	1,007	435
Durham Region	2,394	1,592	93	37	12	103	2,499	1,732
Ajax	554	657	8	0	0	0	562	657
Brock	8	50	0	0	0	0	8	50
Clarington	520	274	44	0	12	0	576	274
Oshawa	606	274	8	20	0	3	614	297
Pickering	102	45	0	0	0	0	102	45
Scugog	13	11	0	0	0	100	13	111
Uxbridge	41	33	0	0	0	0	41	33
Whitby	550	248	33	17	0	0	583	265
Remainder of Toronto CMA	738	507	38	69	0	30	776	606
Bradford West Gwillimbury	513	303	0	0	0	0	513	303
Town of Mono	32	32	13	28	0	0	45	60
New Tecumseth	53	93	25	41	0	0	78	134
Orangeville	140	79	0	0	0	30	140	109
Toronto CMA	13,723	11,018	12,561	11,566	1,338	1,616	27,622	24,230
Oshawa CMA	1,676	796	85	37	12	3	1,773	836
Greater Toronto Area (GTA)	15,228	11,600	13,100	11,659	1,350	1,953	29,678	25,242

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Toronto City	85	63	0	2	13	101	649	1,089	747	1,255	-40.5
Toronto	22	8	0	0	0	17	631	768	653	793	-17.7
East York	9	0	0	0	0	0	0	0	9	0	n/a
Etobicoke	3	14	0	0	0	40	0	0	3	54	-94.4
North York	24	39	0	0	0	0	0	321	24	360	-93.3
Scarborough	20	1	0	0	13	44	18	0	51	45	13.3
York	7	1	0	2	0	0	0	0	7	3	133.3
York Region	389	245	92	90	130	72	0	327	611	734	-16.8
Aurora	27	20	2	10	0	0	0	0	29	30	-3.3
East Gwillimbury	3	2	0	2	0	0	0	0	3	4	-25.0
Georgina Township	17	12	0	0	0	0	0	0	17	12	41.7
King Township	45	0	0	0	0	0	0	0	45	0	n/a
Markham	24	14	2	0	13	20	0	0	39	34	14.7
Newmarket	23	28	6	2	0	16	0	0	29	46	-37.0
Richmond Hill	25	18	2	6	51	0	0	0	78	24	**
Vaughan	165	147	74	70	32	5	0	327	271	549	-50.6
Whitchurch-Stouffville	60	4	6	0	34	31	0	0	100	35	185.7
Peel Region	146	128	32	70	30	47	554	207	762	452	68.6
Brampton	91	66	4	26	14	0	0	0	109	92	18.5
Caledon	21	2	4	0	6	0	0	0	31	2	**
Mississauga	34	60	24	44	10	47	554	207	622	358	73.7
Halton Region	195	178	20	36	73	93	182	0	470	307	53.1
Burlington	27	4	6	14	25	5	182	0	240	23	**
Halton Hills	3	9	0	0	0	24	0	0	3	33	-90.9
Milton	117	130	14	22	11	29	0	0	142	181	-21.5
Oakville	48	35	0	0	37	35	0	0	85	70	21.4
Durham Region	162	118	0	14	19	42	0	0	181	174	4.0
Ajax	27	31	0	14	0	18	0	0	27	63	-57.1
Brock	3	3	0	0	0	0	0	0	3	3	0.0
Clarington	27	26	0	0	15	0	0	0	42	26	61.5
Oshawa	53	19	0	0	0	0	0	0	53	19	178.9
Pickering	8	6	0	0	0	8	0	0	8	14	-42.9
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	15	4	0	0	0	0	0	0	15	4	**
Whitby	27	28	0	0	4	16	0	0	31	44	-29.5
Remainder of Toronto CMA	56	31	10	6	0	0	0	0	66	37	78.4
Bradford West Gwillimbury	29	14	0	0	0	0	0	0	29	14	107.1
Town of Mono	5	6	0	0	0	0	0	0	5	6	-16.7
New Tecumseth	10	9	10	0	0	0	0	0	20	9	122.2
Orangeville	12	2	0	6	0	0	0	0	12	8	50.0
Toronto CMA	894	682	148	204	221	334	1,203	1,623	2,466	2,843	-13.3
Oshawa CMA	107	73	0	0	19	16	0	0	126	89	41.6
Greater Toronto Area (GTA)	977	732	144	212	265	355	1,385	1,623	2,771	2,922	-5.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	764	914	164	366	230	853	11,274	8,514	12,432	10,647	16.8
Toronto	78	115	2	32	45	131	9,022	5,928	9,147	6,206	47.4
East York	36	33	4	0	18	0	198	0	256	33	**
Etobicoke	97	146	12	10	4	285	127	740	240	1,181	-79.7
North York	315	421	108	142	56	211	1,594	1,583	2,073	2,357	-12.0
Scarborough	215	182	26	178	72	213	329	263	642	836	-23.2
York	18	17	12	4	35	13	4	0	69	34	102.9
York Region	4,719	3,380	788	614	1,223	918	2,260	1,149	8,990	6,061	48.3
Aurora	296	291	88	44	0	17	0	0	384	352	9.1
East Gwillimbury	60	44	24	62	58	34	0	0	142	140	1.4
Georgina Township	88	66	0	0	25	6	0	0	113	72	56.9
King Township	133	13	16	0	0	0	0	0	149	13	**
Markham	458	769	132	172	124	310	942	572	1,656	1,823	-9.2
Newmarket	256	362	42	22	79	32	0	0	377	416	-9.4
Richmond Hill	673	202	40	18	219	31	456	221	1,388	472	194.1
Vaughan	2,147	1,227	274	248	466	125	862	356	3,749	1,956	91.7
Whitchurch-Stouffville	608	406	172	48	252	363	0	0	1,032	817	26.3
Peel Region	1,090	1,617	450	872	650	748	2,064	1,620	4,254	4,857	-12.4
Brampton	673	1,226	150	318	141	242	907	151	1,871	1,937	-3.4
Caledon	167	62	44	10	64	3	0	97	275	172	59.9
Mississauga	250	329	256	544	445	503	1,157	1,372	2,108	2,748	-23.3
Halton Region	1,663	1,794	354	358	690	993	559	516	3,266	3,661	-10.8
Burlington	222	280	198	64	131	177	488	238	1,039	759	36.9
Halton Hills	83	57	0	0	40	38	0	0	123	95	29.5
Milton	1,090	1,086	156	274	254	598	71	62	1,571	2,020	-22.2
Oakville	268	371	0	20	265	180	0	216	533	787	-32.3
Durham Region	1,860	1,502	74	116	439	526	6	140	2,379	2,284	4.2
Ajax	463	315	70	114	271	88	0	0	804	517	55.5
Brock	54	41	0	0	0	8	0	0	54	49	10.2
Clarington	363	395	2	0	24	24	6	6	395	425	-7.1
Oshawa	485	321	2	0	77	64	0	3	564	388	45.4
Pickering	69	54	0	0	8	155	0	0	77	209	-63.2
Scugog	13	16	0	0	0	0	0	0	13	16	-18.8
Uxbridge	35	52	0	0	6	21	0	0	41	73	-43.8
Whitby	378	308	0	2	53	166	0	131	431	607	-29.0
Remainder of Toronto CMA	570	346	76	48	89	43	88	0	823	437	88.3
Bradford West Gwillimbury	311	181	20	34	49	0	0	0	380	215	76.7
Town of Mono	51	54	0	0	0	0	0	0	51	54	-5.6
New Tecumseth	109	84	28	2	0	43	0	0	137	129	6.2
Orangeville	99	27	28	12	40	0	88	0	255	39	**
Toronto CMA	9,151	8,192	1,704	2,308	3,036	3,642	15,757	11,561	29,648	25,703	15.3
Oshawa CMA	1,226	1,024	4	2	154	254	6	140	1,390	1,420	-2.1
Greater Toronto Area (GTA)	10,096	9,207	1,830	2,326	3,232	4,038	16,163	11,939	31,321	27,510	13.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Toronto City	13	101	0	0	649	905	0	184
Toronto	0	17	0	0	631	584	0	184
East York	0	0	0	0	0	0	0	0
Etobicoke	0	40	0	0	0	0	0	0
North York	0	0	0	0	0	321	0	0
Scarborough	13	44	0	0	18	0	0	0
York	0	0	0	0	0	0	0	0
York Region	130	72	0	0	0	327	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	13	20	0	0	0	0	0	0
Newmarket	0	16	0	0	0	0	0	0
Richmond Hill	51	0	0	0	0	0	0	0
Vaughan	32	5	0	0	0	327	0	0
Whitchurch-Stouffville	34	31	0	0	0	0	0	0
Peel Region	30	47	0	0	554	207	0	0
Brampton	14	0	0	0	0	0	0	0
Caledon	6	0	0	0	0	0	0	0
Mississauga	10	47	0	0	554	207	0	0
Halton Region	73	93	0	0	0	0	182	0
Burlington	25	5	0	0	0	0	182	0
Halton Hills	0	24	0	0	0	0	0	0
Milton	11	29	0	0	0	0	0	0
Oakville	37	35	0	0	0	0	0	0
Durham Region	19	42	0	0	0	0	0	0
Ajax	0	18	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	15	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	4	16	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	221	334	0	0	1,203	1,439	0	184
Oshawa CMA	19	16	0	0	0	0	0	0
Greater Toronto Area (GTA)	265	355	0	0	1,203	1,439	182	184

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	230	853	0	0	10,543	7,837	731	677
Toronto	45	131	0	0	8,447	5,251	575	677
East York	18	0	0	0	198	0	0	0
Etobicoke	4	285	0	0	127	740	0	0
North York	56	211	0	0	1,438	1,583	156	0
Scarborough	72	213	0	0	329	263	0	0
York	35	13	0	0	4	0	0	0
York Region	1,223	918	0	0	2,140	1,109	120	40
Aurora	0	17	0	0	0	0	0	0
East Gwillimbury	58	34	0	0	0	0	0	0
Georgina Township	25	6	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	124	310	0	0	822	532	120	40
Newmarket	79	32	0	0	0	0	0	0
Richmond Hill	219	31	0	0	456	221	0	0
Vaughan	466	125	0	0	862	356	0	0
Whitchurch-Stouffville	252	363	0	0	0	0	0	0
Peel Region	650	732	0	16	1,640	1,592	424	28
Brampton	141	226	0	16	677	151	230	0
Caledon	64	3	0	0	0	72	0	25
Mississauga	445	503	0	0	963	1,369	194	3
Halton Region	690	993	0	0	295	510	264	6
Burlington	131	177	0	0	224	238	264	0
Halton Hills	40	38	0	0	0	0	0	0
Milton	254	598	0	0	71	56	0	6
Oakville	265	180	0	0	0	216	0	0
Durham Region	436	526	3	0	6	137	0	3
Ajax	271	88	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	24	24	0	0	6	6	0	0
Oshawa	74	64	3	0	0	0	0	3
Pickering	8	155	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	21	0	0	0	0	0	0
Whitby	53	166	0	0	0	131	0	0
Remainder of Toronto CMA	89	43	0	0	58	0	30	0
Bradford West Gwillimbury	49	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	43	0	0	0	0	0	0
Orangeville	40	0	0	0	58	0	30	0
Toronto CMA	3,036	3,626	0	16	14,452	10,810	1,305	751
Oshawa CMA	151	254	3	0	6	137	0	3
Greater Toronto Area (GTA)	3,229	4,022	3	16	14,624	11,185	1,539	754

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Toronto City	98	166	649	905	0	184	747	1,255
Toronto	22	25	631	584	0	184	653	793
East York	9	0	0	0	0	0	9	0
Etobicoke	3	54	0	0	0	0	3	54
North York	24	39	0	321	0	0	24	360
Scarborough	33	45	18	0	0	0	51	45
York	7	3	0	0	0	0	7	3
York Region	577	390	34	344	0	0	611	734
Aurora	29	30	0	0	0	0	29	30
East Gwillimbury	3	4	0	0	0	0	3	4
Georgina Township	17	12	0	0	0	0	17	12
King Township	45	0	0	0	0	0	45	0
Markham	39	34	0	0	0	0	39	34
Newmarket	29	46	0	0	0	0	29	46
Richmond Hill	78	24	0	0	0	0	78	24
Vaughan	271	217	0	332	0	0	271	549
Whitchurch-Stouffville	66	23	34	12	0	0	100	35
Peel Region	184	213	578	239	0	0	762	452
Brampton	93	92	16	0	0	0	109	92
Caledon	25	2	6	0	0	0	31	2
Mississauga	66	119	556	239	0	0	622	358
Halton Region	262	307	26	0	182	0	470	307
Burlington	54	23	4	0	182	0	240	23
Halton Hills	3	33	0	0	0	0	3	33
Milton	142	181	0	0	0	0	142	181
Oakville	63	70	22	0	0	0	85	70
Durham Region	181	165	0	9	0	0	181	174
Ajax	27	63	0	0	0	0	27	63
Brock	3	3	0	0	0	0	3	3
Clarington	42	26	0	0	0	0	42	26
Oshawa	53	19	0	0	0	0	53	19
Pickering	8	14	0	0	0	0	8	14
Scugog	2	1	0	0	0	0	2	1
Uxbridge	15	4	0	0	0	0	15	4
Whitby	31	35	0	9	0	0	31	44
Remainder of Toronto CMA	48	35	18	2	0	0	66	37
Bradford West Gwillimbury	29	14	0	0	0	0	29	14
Town of Mono	1	4	4	2	0	0	5	6
New Tecumseth	6	9	14	0	0	0	20	9
Orangeville	12	8	0	0	0	0	12	8
Toronto CMA	1,165	1,169	1,301	1,490	0	184	2,466	2,843
Oshawa CMA	126	80	0	9	0	0	126	89
Greater Toronto Area (GTA)	1,302	1,241	1,287	1,497	182	184	2,771	2,922

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - November 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	1,195	2,048	10,506	7,920	731	679	12,432	10,647
Toronto	174	246	8,398	5,281	575	679	9,147	6,206
East York	58	33	198	0	0	0	256	33
Etobicoke	113	441	127	740	0	0	240	1,181
North York	479	751	1,438	1,606	156	0	2,073	2,357
Scarborough	297	543	345	293	0	0	642	836
York	69	34	0	0	0	0	69	34
York Region	6,446	4,705	2,424	1,316	120	40	8,990	6,061
Aurora	384	351	0	1	0	0	384	352
East Gwillimbury	142	140	0	0	0	0	142	140
Georgina Township	113	72	0	0	0	0	113	72
King Township	149	13	0	0	0	0	149	13
Markham	714	1,223	822	560	120	40	1,656	1,823
Newmarket	377	416	0	0	0	0	377	416
Richmond Hill	916	229	472	243	0	0	1,388	472
Vaughan	2,825	1,515	924	441	0	0	3,749	1,956
Whitchurch-Stouffville	826	746	206	71	0	0	1,032	817
Peel Region	1,782	2,699	2,048	2,114	424	44	4,254	4,857
Brampton	870	1,675	771	246	230	16	1,871	1,937
Caledon	257	65	18	82	0	25	275	172
Mississauga	655	959	1,259	1,786	194	3	2,108	2,748
Halton Region	2,383	2,493	619	1,162	264	6	3,266	3,661
Burlington	457	359	318	400	264	0	1,039	759
Halton Hills	114	85	9	10	0	0	123	95
Milton	1,417	1,537	154	477	0	6	1,571	2,020
Oakville	395	512	138	275	0	0	533	787
Durham Region	2,297	2,053	79	228	3	3	2,379	2,284
Ajax	800	517	4	0	0	0	804	517
Brock	54	49	0	0	0	0	54	49
Clarington	389	419	6	6	0	0	395	425
Oshawa	517	379	44	6	3	3	564	388
Pickering	77	209	0	0	0	0	77	209
Scugog	13	16	0	0	0	0	13	16
Uxbridge	35	63	6	10	0	0	41	73
Whitby	412	401	19	206	0	0	431	607
Remainder of Toronto CMA	661	398	132	39	30	0	823	437
Bradford West Gwillimbury	380	215	0	0	0	0	380	215
Town of Mono	33	26	18	28	0	0	51	54
New Tecumseth	81	118	56	11	0	0	137	129
Orangeville	167	39	58	0	30	0	255	39
Toronto CMA	12,922	12,773	15,421	12,161	1,305	769	29,648	25,703
Oshawa CMA	1,318	1,199	69	218	3	3	1,390	1,420
Greater Toronto Area (GTA)	14,103	13,998	15,676	12,740	1,542	772	31,321	27,510

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
November 2010	2	2.3	11	12.6	0	0.0	21	24.1	53	60.9	87	978,150	1,208,800
November 2009	0	0.0	0	0.0	0	0.0	1	1.6	62	98.4	63	1,100,000	1,257,734
Year-to-date 2010	28	3.6	25	3.2	45	5.8	163	20.9	519	66.5	780	959,400	1,210,268
Year-to-date 2009	34	3.5	33	3.4	72	7.5	173	18.0	647	67.5	959	900,000	936,922
Toronto													
November 2010	0	0.0	0	0.0	0	0.0	6	30.0	14	70.0	20	1,110,000	1,219,250
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,100,000	1,245,296
Year-to-date 2010	0	0.0	0	0.0	0	0.0	8	11.0	65	89.0	73	1,245,000	1,536,203
Year-to-date 2009	2	1.6	0	0.0	2	1.6	8	6.6	110	90.2	122	1,100,000	1,313,045
East York													
November 2010	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	897,375	968,790
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	13.2	33	86.8	38	997,000	1,079,495
Year-to-date 2009	0	0.0	0	0.0	0	0.0	11	33.3	22	66.7	33	895,000	955,833
Etobicoke													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,495,900	1,363,627
Year-to-date 2010	2	1.9	0	0.0	0	0.0	6	5.6	100	92.6	108	1,494,450	1,598,141
Year-to-date 2009	0	0.0	0	0.0	0	0.0	15	10.5	128	89.5	143	950,000	1,022,139
North York													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,599,400	1,922,715
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	1,073,500	1,260,284
Year-to-date 2010	1	0.3	0	0.0	2	0.6	19	5.8	304	93.3	326	1,380,900	1,503,761
Year-to-date 2009	2	0.4	20	4.3	5	1.1	59	12.8	376	81.4	462	966,000	986,111
Scarborough													
November 2010	2	10.0	11	55.0	0	0.0	7	35.0	0	0.0	20	445,990	482,886
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	24	11.4	25	11.8	43	20.4	112	53.1	7	3.3	211	512,990	521,456
Year-to-date 2009	27	14.9	13	7.2	65	35.9	70	38.7	6	3.3	181	490,990	511,195
York													
November 2010	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	--	--
November 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	1	5.3	0	0.0	0	0.0	10	52.6	8	42.1	19	720,000	755,929
Year-to-date 2009	3	16.7	0	0.0	0	0.0	10	55.6	5	27.8	18	675,000	694,383

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
November 2010	28	7.2	50	12.9	58	15.0	204	52.7	47	12.1	387	543,990	590,731
November 2009	36	14.6	13	5.3	25	10.1	155	62.8	18	7.3	247	550,990	571,264
Year-to-date 2010	450	9.6	694	14.8	605	12.9	2,542	54.1	407	8.7	4,698	547,990	567,176
Year-to-date 2009	417	12.3	544	16.1	562	16.6	1,592	47.1	263	7.8	3,378	516,945	549,428
Aurora													
November 2010	0	0.0	0	0.0	0	0.0	16	59.3	11	40.7	27	645,900	785,755
November 2009	2	9.5	0	0.0	8	38.1	11	52.4	0	0.0	21	505,990	529,229
Year-to-date 2010	1	0.3	18	6.1	42	14.2	167	56.4	68	23.0	296	575,990	658,764
Year-to-date 2009	3	1.0	17	5.8	73	25.0	167	57.2	32	11.0	292	544,900	592,383
East Gwillimbury													
November 2010	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
November 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	33	55.0	18	30.0	5	8.3	1	1.7	3	5.0	60	399,990	430,151
Year-to-date 2009	29	65.9	6	13.6	1	2.3	1	2.3	7	15.9	44	391,445	500,985
Georgina Township													
November 2010	16	94.1	0	0.0	0	0.0	1	5.9	0	0.0	17	299,590	316,614
November 2009	6	50.0	0	0.0	1	8.3	1	8.3	4	33.3	12	412,945	777,637
Year-to-date 2010	75	85.2	0	0.0	1	1.1	5	5.7	7	8.0	88	310,990	402,585
Year-to-date 2009	50	75.8	1	1.5	1	1.5	7	10.6	7	10.6	66	340,900	464,027
King Township													
November 2010	3	6.7	19	42.2	6	13.3	17	37.8	0	0.0	45	452,990	490,790
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	31	26.1	51	42.9	11	9.2	23	19.3	3	2.5	119	411,990	464,419
Year-to-date 2009	1	7.7	0	0.0	1	7.7	4	30.8	7	53.8	13	825,000	872,154
Markham													
November 2010	0	0.0	1	4.2	3	12.5	18	75.0	2	8.3	24	512,990	747,274
November 2009	0	0.0	0	0.0	0	0.0	10	71.4	4	28.6	14	642,445	656,387
Year-to-date 2010	7	1.5	53	11.5	84	18.3	286	62.3	29	6.3	459	542,900	580,412
Year-to-date 2009	44	5.7	144	18.8	146	19.0	398	51.8	36	4.7	768	526,945	550,711
Newmarket													
November 2010	3	12.0	3	12.0	6	24.0	13	52.0	0	0.0	25	505,900	511,191
November 2009	17	60.7	4	14.3	4	14.3	3	10.7	0	0.0	28	362,990	401,773
Year-to-date 2010	65	25.5	77	30.2	47	18.4	64	25.1	2	0.8	255	445,990	461,928
Year-to-date 2009	221	60.7	57	15.7	44	12.1	40	11.0	2	0.5	364	377,990	408,459
Richmond Hill													
November 2010	0	0.0	1	4.0	0	0.0	24	96.0	0	0.0	25	587,990	579,459
November 2009	1	5.6	2	11.1	4	22.2	10	55.6	1	5.6	18	520,490	526,756
Year-to-date 2010	53	7.9	84	12.5	76	11.3	421	62.6	39	5.8	673	540,990	555,324
Year-to-date 2009	3	1.5	20	10.0	49	24.4	86	42.8	43	21.4	201	527,990	622,761
Vaughan													
November 2010	0	0.0	11	6.6	21	12.7	100	60.2	34	20.5	166	585,990	646,704
November 2009	7	4.7	6	4.1	8	5.4	118	79.7	9	6.1	148	578,490	595,107
Year-to-date 2010	17	0.8	184	8.5	190	8.8	1,512	70.2	252	11.7	2,155	597,990	619,777
Year-to-date 2009	35	2.9	141	11.5	102	8.3	837	68.3	111	9.1	1,226	559,990	594,619
Whitchurch-Stouffville													
November 2010	6	10.9	13	23.6	21	38.2	15	27.3	0	0.0	55	469,990	473,469
November 2009	1	25.0	1	25.0	0	0.0	2	50.0	0	0.0	4	--	--
Year-to-date 2010	168	28.3	209	35.2	149	25.1	63	10.6	4	0.7	593	429,990	437,680
Year-to-date 2009	31	7.7	158	39.1	145	35.9	52	12.9	18	4.5	404	458,527	478,175

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
November 2010	32	16.1	23	11.6	33	16.6	76	38.2	35	17.6	199	519,900	599,755
November 2009	18	12.5	23	16.0	20	13.9	70	48.6	13	9.0	144	539,400	551,427
Year-to-date 2010	182	13.9	217	16.5	317	24.1	462	35.2	135	10.3	1,313	488,900	551,937
Year-to-date 2009	372	21.9	358	21.1	314	18.5	515	30.3	141	8.3	1,700	467,900	514,744
Brampton													
November 2010	32	22.2	21	14.6	26	18.1	59	41.0	6	4.2	144	499,900	500,153
November 2009	17	21.0	22	27.2	13	16.0	28	34.6	1	1.2	81	452,900	475,739
Year-to-date 2010	182	20.4	182	20.4	207	23.3	304	34.2	15	1.7	890	465,900	482,606
Year-to-date 2009	364	27.7	336	25.6	244	18.6	351	26.8	17	1.3	1,312	440,900	460,020
Caledon													
November 2010	0	0.0	1	4.8	7	33.3	10	47.6	3	14.3	21	518,990	620,807
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	30	17.3	52	30.1	77	44.5	14	8.1	173	509,990	567,413
Year-to-date 2009	4	6.9	1	1.7	6	10.3	17	29.3	30	51.7	58	800,000	899,166
Mississauga													
November 2010	0	0.0	1	2.9	0	0.0	7	20.6	26	76.5	34	950,000	1,008,597
November 2009	1	1.6	1	1.6	7	11.5	42	68.9	10	16.4	61	574,900	624,929
Year-to-date 2010	0	0.0	5	2.0	58	23.2	81	32.4	106	42.4	250	589,900	788,047
Year-to-date 2009	4	1.2	21	6.4	64	19.4	147	44.5	94	28.5	330	570,900	664,747
Halton Region													
November 2010	35	18.0	39	20.1	39	20.1	64	33.0	17	8.8	194	481,990	540,415
November 2009	38	22.4	53	31.2	40	23.5	26	15.3	13	7.6	170	445,990	575,600
Year-to-date 2010	284	17.0	540	32.2	347	20.7	365	21.8	139	8.3	1,675	450,000	558,502
Year-to-date 2009	399	21.7	508	27.7	365	19.9	378	20.6	186	10.1	1,836	450,900	580,279
Burlington													
November 2010	0	0.0	3	11.1	15	55.6	4	14.8	5	18.5	27	481,990	637,875
November 2009	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	6	2.6	69	30.1	97	42.4	42	18.3	15	6.6	229	459,990	574,738
Year-to-date 2009	30	10.3	81	27.7	90	30.8	60	20.5	31	10.6	292	463,990	603,749
Halton Hills													
November 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
November 2009	3	33.3	2	22.2	0	0.0	4	44.4	0	0.0	9	--	--
Year-to-date 2010	1	1.2	3	3.6	9	10.8	41	49.4	29	34.9	83	650,990	725,433
Year-to-date 2009	8	13.6	11	18.6	7	11.9	24	40.7	9	15.3	59	550,000	591,067
Milton													
November 2010	35	29.9	36	30.8	24	20.5	22	18.8	0	0.0	117	420,900	451,037
November 2009	34	26.2	50	38.5	34	26.2	5	3.8	7	5.4	130	435,450	468,732
Year-to-date 2010	277	25.5	468	43.0	230	21.1	102	9.4	11	1.0	1,088	420,900	440,786
Year-to-date 2009	351	32.2	415	38.1	239	21.9	67	6.1	18	1.7	1,090	420,990	440,026
Oakville													
November 2010	0	0.0	0	0.0	0	0.0	37	78.7	10	21.3	47	660,000	684,609
November 2009	1	3.8	0	0.0	2	7.7	17	65.4	6	23.1	26	630,240	1,140,052
Year-to-date 2010	0	0.0	0	0.0	11	4.0	180	65.5	84	30.5	275	662,990	960,327
Year-to-date 2009	10	2.5	1	0.3	29	7.3	227	57.5	128	32.4	395	668,900	948,342

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
November 2010	111	72.1	9	5.8	15	9.7	19	12.3	0	0.0	154	341,490	370,906
November 2009	62	56.4	13	11.8	7	6.4	27	24.5	1	0.9	110	384,900	406,613
Year-to-date 2010	949	52.8	208	11.6	218	12.1	393	21.9	30	1.7	1,798	393,900	419,203
Year-to-date 2009	970	64.4	141	9.4	138	9.2	235	15.6	22	1.5	1,506	361,100	392,407
Ajax													
November 2010	11	44.0	4	16.0	6	24.0	4	16.0	0	0.0	25	409,990	413,388
November 2009	10	35.7	3	10.7	2	7.1	13	46.4	0	0.0	28	494,900	475,413
Year-to-date 2010	108	23.3	53	11.4	87	18.8	215	46.3	1	0.2	464	498,840	482,757
Year-to-date 2009	100	31.1	41	12.7	68	21.1	113	35.1	0	0.0	322	477,700	465,542
Brock													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
November 2010	24	92.3	0	0.0	1	3.8	1	3.8	0	0.0	26	298,990	321,666
November 2009	18	85.7	2	9.5	0	0.0	1	4.8	0	0.0	21	290,990	312,779
Year-to-date 2010	294	81.7	32	8.9	11	3.1	15	4.2	8	2.2	360	329,990	357,751
Year-to-date 2009	339	82.9	26	6.4	18	4.4	21	5.1	5	1.2	409	307,990	336,980
Oshawa													
November 2010	41	77.4	4	7.5	4	7.5	4	7.5	0	0.0	53	329,990	347,312
November 2009	21	91.3	0	0.0	0	0.0	2	8.7	0	0.0	23	312,190	334,410
Year-to-date 2010	365	74.3	61	12.4	31	6.3	34	6.9	0	0.0	491	343,990	354,785
Year-to-date 2009	278	80.3	34	9.8	22	6.4	11	3.2	1	0.3	346	338,295	348,418
Pickering													
November 2010	0	0.0	0	0.0	2	25.0	6	75.0	0	0.0	8	--	--
November 2009	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
Year-to-date 2010	1	1.4	0	0.0	4	5.8	55	79.7	9	13.0	69	625,500	644,074
Year-to-date 2009	0	0.0	0	0.0	5	8.9	42	75.0	9	16.1	56	654,945	659,714
Scugog													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
November 2010	9	60.0	1	6.7	1	6.7	4	26.7	0	0.0	15	371,100	438,067
November 2009	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	11	31.4	6	17.1	5	14.3	11	31.4	2	5.7	35	466,660	514,534
Year-to-date 2009	18	34.6	8	15.4	6	11.5	18	34.6	2	3.8	52	450,500	462,257
Whitby													
November 2010	26	96.3	0	0.0	1	3.7	0	0.0	0	0.0	27	315,990	316,002
November 2009	13	46.4	4	14.3	5	17.9	6	21.4	0	0.0	28	413,900	402,356
Year-to-date 2010	170	44.9	56	14.8	80	21.1	63	16.6	10	2.6	379	420,990	433,479
Year-to-date 2009	235	73.2	32	10.0	19	5.9	30	9.3	5	1.6	321	342,900	379,131

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
November 2010	36	63.2	17	29.8	3	5.3	1	1.8	0	0.0	57	374,990	375,290
November 2009	21	67.7	5	16.1	0	0.0	2	6.5	3	9.7	31	337,990	455,458
Year-to-date 2010	428	74.6	76	13.2	24	4.2	43	7.5	3	0.5	574	365,445	375,828
Year-to-date 2009	265	75.7	35	10.0	17	4.9	25	7.1	8	2.3	350	349,990	378,239
Bradford West Gwillimbury													
November 2010	15	51.7	12	41.4	2	6.9	0	0.0	0	0.0	29	399,990	395,611
November 2009	10	71.4	4	28.6	0	0.0	0	0.0	0	0.0	14	355,495	359,770
Year-to-date 2010	214	68.8	62	19.9	14	4.5	21	6.8	0	0.0	311	379,990	383,920
Year-to-date 2009	149	82.8	17	9.4	9	5.0	3	1.7	2	1.1	180	353,900	367,654
Town of Mono													
November 2010	1	16.7	3	50.0	1	16.7	1	16.7	0	0.0	6	--	--
November 2009	1	16.7	0	0.0	0	0.0	2	33.3	3	50.0	6	--	--
Year-to-date 2010	15	27.3	6	10.9	10	18.2	22	40.0	2	3.6	55	475,000	506,567
Year-to-date 2009	18	32.7	10	18.2	6	10.9	16	29.1	5	9.1	55	444,900	536,916
New Tecumseth													
November 2010	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	284,990	286,090
November 2009	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2010	104	95.4	4	3.7	0	0.0	0	0.0	1	0.9	109	295,000	305,956
Year-to-date 2009	81	93.1	3	3.4	0	0.0	3	3.4	0	0.0	87	279,900	291,101
Orangeville													
November 2010	10	83.3	2	16.7	0	0.0	0	0.0	0	0.0	12	356,400	360,533
November 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	95	96.0	4	4.0	0	0.0	0	0.0	0	0.0	99	355,900	354,706
Year-to-date 2009	17	60.7	5	17.9	2	7.1	3	10.7	1	3.6	28	364,500	405,354
Toronto CMA													
November 2010	153	16.2	142	15.0	127	13.4	376	39.8	147	15.6	945	520,900	617,943
November 2009	123	17.9	100	14.5	83	12.1	272	39.5	110	16.0	688	529,990	622,900
Year-to-date 2010	1,486	15.8	1,542	16.4	1,337	14.3	3,814	40.7	1,200	12.8	9,379	515,990	601,274
Year-to-date 2009	1,575	18.8	1,446	17.3	1,319	15.8	2,796	33.4	1,225	14.7	8,361	495,900	581,498
Oshawa CMA													
November 2010	91	85.8	4	3.8	6	5.7	5	4.7	0	0.0	106	310,490	333,046
November 2009	52	72.2	6	8.3	5	6.9	9	12.5	0	0.0	72	331,490	354,524
Year-to-date 2010	829	67.4	149	12.1	122	9.9	112	9.1	18	1.5	1,230	356,990	379,901
Year-to-date 2009	852	79.2	92	8.6	59	5.5	62	5.8	11	1.0	1,076	332,990	353,233
Greater Toronto Area													
November 2010	208	20.4	132	12.9	145	14.2	384	37.6	152	14.9	1,021	509,990	602,439
November 2009	154	21.0	102	13.9	92	12.5	279	38.0	107	14.6	734	513,900	602,622
Year-to-date 2010	1,893	18.4	1,684	16.4	1,532	14.9	3,925	38.2	1,230	12.0	10,264	500,900	586,761
Year-to-date 2009	2,192	23.4	1,584	16.9	1,451	15.5	2,893	30.8	1,259	13.4	9,379	483,990	563,589

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2010						
Submarket	Nov 2010	Nov 2009	% Change	YTD 2010	YTD 2009	% Change
Toronto City	1,208,800	1,257,734	-3.9	1,210,268	936,922	29.2
Toronto	1,219,250	1,245,296	-2.1	1,536,203	1,313,045	17.0
East York	968,790	--	n/a	1,079,495	955,833	12.9
Etobicoke	--	1,363,627	n/a	1,598,141	1,022,139	56.4
North York	1,922,715	1,260,284	52.6	1,503,761	986,111	52.5
Scarborough	482,886	--	n/a	521,456	511,195	2.0
York	--	--	n/a	755,929	694,383	8.9
York Region	590,731	571,264	3.4	567,176	549,428	3.2
Aurora	785,755	529,229	48.5	658,764	592,383	11.2
East Gwillimbury	--	--	n/a	430,151	500,985	-14.1
Georgina Township	316,614	777,637	-59.3	402,585	464,027	-13.2
King Township	490,790	--	n/a	464,419	872,154	-46.8
Markham	747,274	656,387	13.8	580,412	550,711	5.4
Newmarket	511,191	401,773	27.2	461,928	408,459	13.1
Richmond Hill	579,459	526,756	10.0	555,324	622,761	-10.8
Vaughan	646,704	595,107	8.7	619,777	594,619	4.2
Whitchurch-Stouffville	473,469	--	n/a	437,680	478,175	-8.5
Peel Region	599,755	551,427	8.8	551,937	514,744	7.2
Brampton	500,153	475,739	5.1	482,606	460,020	4.9
Caledon	620,807	--	n/a	567,413	899,166	-36.9
Mississauga	1,008,597	624,929	61.4	788,047	664,747	18.5
Halton Region	540,415	575,600	-6.1	558,502	580,279	-3.8
Burlington	637,875	--	n/a	574,738	603,749	-4.8
Halton Hills	--	--	n/a	725,433	591,067	22.7
Milton	451,037	468,732	-3.8	440,786	440,026	0.2
Oakville	684,609	1,140,052	-39.9	960,327	948,342	1.3
Durham Region	370,906	406,613	-8.8	419,203	392,407	6.8
Ajax	413,388	475,413	-13.0	482,757	465,542	3.7
Brock	--	--	n/a	--	--	n/a
Clarington	321,666	312,779	2.8	357,751	336,980	6.2
Oshawa	347,312	334,410	3.9	354,785	348,418	1.8
Pickering	--	--	n/a	644,074	659,714	-2.4
Scugog	--	--	n/a	--	--	n/a
Uxbridge	438,067	--	n/a	514,534	462,257	11.3
Whitby	316,002	402,356	-21.5	433,479	379,131	14.3
Remainder of Toronto CMA	375,290	455,458	-17.6	375,828	378,239	-0.6
Bradford West Gwillimbury	395,611	359,770	10.0	383,920	367,654	4.4
Town of Mono	--	--	n/a	506,567	536,916	-5.7
New Tecumseth	286,090	--	n/a	305,956	291,101	5.1
Orangeville	360,533	--	n/a	354,706	405,354	-12.5
Toronto CMA	617,943	622,900	-0.8	601,274	581,498	3.4
Oshawa CMA	333,046	354,524	-6.1	379,901	353,233	7.5
Greater Toronto Area (GTA)	602,439	602,622	0.0	586,761	563,589	4.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto November 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	2,670	-47.4	4,461	10,360	11,769	37.9	343,632	-8.2	361,059
	February	4,116	-31.6	5,255	10,360	11,507	45.7	361,361	-5.4	357,351
	March	6,171	-6.9	6,105	13,357	11,639	52.5	362,050	-4.8	371,444
	April	8,107	-7.5	6,624	12,995	10,240	64.7	385,641	-3.3	378,076
	May	9,589	1.9	7,268	13,686	10,862	66.9	395,609	-0.6	385,567
	June	10,951	27.4	8,225	13,357	11,177	73.6	403,918	2.0	390,647
	July	9,967	27.6	8,157	12,174	11,235	72.6	395,414	6.5	399,984
	August	8,042	27.3	8,363	10,646	11,615	72.0	387,899	6.3	400,183
	September	8,196	27.9	8,251	12,185	10,289	80.2	406,877	10.3	406,605
	October	8,453	64.2	8,500	11,532	11,065	76.8	423,507	20.0	410,790
	November	7,452	104.7	8,962	9,938	12,048	74.4	418,502	13.5	412,615
	December	5,541	115.2	9,084	5,506	12,652	71.8	411,931	14.0	432,501
2010	January	4,986	86.7	8,688	10,021	12,037	72.2	409,058	19.0	434,329
	February	7,291	77.1	9,503	12,726	14,090	67.4	431,509	19.4	436,283
	March	10,434	69.1	9,701	18,937	15,632	62.1	434,693	20.1	443,913
	April	10,897	34.4	8,457	20,689	15,458	54.7	437,566	13.5	433,847
	May	9,470	-1.2	7,222	18,940	14,778	48.9	446,593	12.9	436,174
	June	8,432	-23.0	6,259	15,082	12,968	48.3	435,064	7.7	428,152
	July	6,567	-34.1	5,660	10,833	11,195	50.6	420,455	6.3	428,923
	August	6,235	-22.5	6,349	10,502	12,108	52.4	410,995	6.0	426,950
	September	6,313	-23.0	6,411	12,917	11,743	54.6	427,269	5.0	425,458
	October	6,683	-20.9	6,930	10,593	11,780	58.8	443,633	4.8	429,398
	November	6,513	-12.6	7,345	8,642	11,387	64.5	437,999	4.7	432,084
	December									
	Q3 2009	**26,205**	**27.6**		**35,005**			**396,693**	**7.6**	
	Q3 2010	**19,115**	**-27.1**		**34,252**			**419,619**	**5.8**	
	YTD 2009	**83,714**	**13.4**		**130,590**			**395,109**	**3.8**	
	YTD 2010	**83,821**	**0.1**		**149,882**			**432,179**	**9.4**	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
November 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	350	-36.8	538	1,348	1,343	40.1	257,095	5.5	264,991
	February	506	-34.3	568	1,212	1,266	44.9	263,838	-2.8	265,072
	March	694	-15.8	616	1,550	1,227	50.2	263,970	-4.2	262,409
	April	843	-14.8	659	1,472	1,134	58.1	269,596	-2.2	267,693
	May	1,026	-2.4	751	1,546	1,184	63.5	278,592	-1.5	272,753
	June	1,115	15.4	843	1,468	1,271	66.3	281,765	-0.5	274,073
	July	1,033	15.8	885	1,313	1,374	64.4	285,247	3.7	282,560
	August	876	17.4	855	1,169	1,241	68.9	278,480	2.8	279,721
	September	825	9.3	855	1,311	1,222	70.0	282,308	5.2	283,233
	October	858	49.0	923	1,191	1,273	72.5	288,986	9.1	288,103
	November	695	69.9	896	986	1,329	67.4	286,497	6.5	288,488
	December	507	91.3	1,002	547	1,494	67.1	286,724	9.1	294,292
2010	January	532	52.0	822	1,120	1,114	73.8	289,195	12.5	298,071
	February	819	61.9	926	1,481	1,552	59.7	286,635	8.6	288,170
	March	1,111	60.1	994	2,019	1,597	62.3	306,171	16.0	304,321
	April	1,184	40.5	920	2,052	1,571	58.6	304,451	12.9	302,339
	May	1,027	0.1	752	1,879	1,447	51.9	301,568	8.2	295,157
	June	920	-17.5	693	1,614	1,390	49.8	304,278	8.0	295,932
	July	708	-31.5	602	1,198	1,250	48.2	295,445	3.6	292,467
	August	661	-24.5	646	1,206	1,289	50.2	312,692	12.3	314,267
	September	707	-14.3	733	1,390	1,294	56.7	296,395	5.0	297,540
	October	688	-19.8	740	1,088	1,167	63.4	302,490	4.7	301,623
	November	661	-4.9	856	974	1,313	65.2	295,698	3.2	297,540
	December									
	Q3 2009	2,734	14.2		3,793			282,192	3.9	
	Q3 2010	2,076	-24.1		3,794			301,260	6.8	
	YTD 2009	8,821	3.4		14,566			278,033	1.9	
	YTD 2010	9,018	2.2		16,021			300,273	8.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
November 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	2,910	8.0	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,905	8.7	69.0	850
	March	613	4.50	5.55	145.9	113.8	2,900	9.1	69.1	850
	April	596	3.90	5.25	145.0	113.1	2,903	9.2	69.1	850
	May	596	3.90	5.25	144.6	113.9	2,897	9.3	68.9	850
	June	631	3.75	5.85	144.6	114.0	2,877	9.7	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,863	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,867	10.0	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,880	9.6	68.2	857
	October	630	3.80	5.84	146.2	114.0	2,889	9.4	68.1	858
	November	616	3.60	5.59	147.0	114.4	2,898	9.3	68.1	860
	December	610	3.60	5.49	148.0	113.9	2,905	9.4	68.2	856
2010	January	610	3.60	5.49	148.9	114.5	2,915	9.4	68.4	856
	February	604	3.60	5.39	147.8	115.1	2,916	9.4	68.3	860
	March	631	3.60	5.85	147.9	115.3	2,919	9.4	68.2	860
	April	655	3.80	6.25	148.1	115.8	2,916	9.5	68.0	863
	May	639	3.70	5.99	149.2	116.3	2,920	9.5	68.0	859
	June	633	3.60	5.89	149.7	116.1	2,936	9.4	68.2	862
	July	627	3.50	5.79	149.7	117.1	2,958	9.2	68.4	861
	August	604	3.30	5.39	150.1	117.1	2,989	9.1	68.9	866
	September	604	3.30	5.39	150.1	117.3	2,996	9.2	69.0	874
	October	598	3.20	5.29	150.4	117.7	3,003	9.2	69.0	884
	November	607	3.35	5.44		117.8	2,997	8.8	68.4	891
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
November 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	183.0	8.2	68.5	848
	February	627	5.00	5.79	146.4	113.2	180.0	8.3	67.4	851
	March	613	4.50	5.55	145.9	113.8	177.9	8.5	66.7	853
	April	596	3.90	5.25	145.0	113.1	177.2	7.8	65.8	861
	May	596	3.90	5.25	144.6	113.9	177.5	8.0	65.9	869
	June	631	3.75	5.85	144.6	114.0	177.9	8.4	66.3	865
	July	631	3.75	5.85	144.7	113.6	178.6	9.6	67.3	868
	August	631	3.75	5.85	145.0	113.6	180.8	9.8	68.1	879
	September	610	3.70	5.49	145.7	113.7	183.1	9.2	68.5	894
	October	630	3.80	5.84	146.2	114.0	182.5	9.2	68.1	907
	November	616	3.60	5.59	147.0	114.4	180.4	9.3	67.3	906
	December	610	3.60	5.49	148.0	113.9	178.5	9.9	67.0	900
2010	January	610	3.60	5.49	148.9	114.5	179.1	10.4	67.4	891
	February	604	3.60	5.39	147.8	115.1	181.2	10.3	68.1	878
	March	631	3.60	5.85	147.9	115.3	183.0	10.3	68.6	876
	April	655	3.80	6.25	148.1	115.8	185.2	9.6	68.7	871
	May	639	3.70	5.99	149.2	116.3	186.2	9.6	69.0	878
	June	633	3.60	5.89	149.7	116.1	187.6	9.7	69.5	879
	July	627	3.50	5.79	149.7	117.1	189.0	10.3	70.3	877
	August	604	3.30	5.39	150.1	117.1	190.3	10.5	70.9	874
	September	604	3.30	5.39	150.1	117.3	192.3	10.6	71.5	872
	October	598	3.20	5.29	150.4	117.7	193.0	10.3	71.5	878
	November	607	3.35	5.44		117.8	194.7	9.8	71.6	876
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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